



AGENDA

DESIGN REVIEW BOARD

**Friday, May 22, 2009, 11:00 AM
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840**

-
1. Call to Order
 2. Consideration, discussion and possible action on Absence Requests.
 - Jason Kinnard – May 8, 2009
 3. Presentation, discussion, and possible action regarding a waiver to Section 5.6.B.3 of the Unified Development Ordinance related to façade changes on a historic property located at 106 College Main in the Northgate District. Case #09-00500087 (LH)
 4. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
 5. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, May 22, 2009 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2009 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2009 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2009.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2009.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.

**DESIGN REVIEW BOARD
NORTHGATE DISTRICT
STAFF REPORT**

Project Manager: Lauren A. Hovde, Staff Planner
Email: lhovde@cstx.gov

Report Date: May 15, 2009
Meeting Date: May 22, 2009

**For
Hookah Station – Historic Structure Review (09-00500087)**

Item: Presentation, discussion, and possible action regarding a waiver to Section 5.6.B.3 of the Unified Development Ordinance related to façade changes to a historic property.

Zoning District: NG-1 Core Northgate

Location: 106 College Main

Applicant: Mark Sweidan, Hookah Station

Item Summary: The Holick's building, as it is locally known, was constructed in 1931 to be the new location for the bootmaker of Texas A&M University's cadets. Due to its age and significance relative to the College, the City of College Station has reflected the structure as a medium priority in the Northgate Resources Survey. As such, changes to the building must meet certain standards that encourage sensitivity to the historic character. The Design Review Board (DRB) has purview over proposals that do not meet the specific criteria outlined in Section 5.6.B.3.b of the Unified Development Ordinance (UDO). The request in question is a waiver to Section 5.6.B.3.b which states that during rehabilitation the historic character of a property will be retained and preserved. The ordinance states that distinctive materials or features and spatial relationships that characterize a property shall not be removed or altered.

The occupying business, Hookah Station, is proposing to add a third floor/roof-top bar to the existing structure. An example of this type of use may be seen at 104 College Main, The Corner Bar. The existing structure consists of both painted and non-painted brick and concrete block. Recent renovations to the front façade were approved by the DRB in May 2008. These renovations include a new entry system utilizing two doors instead of the single recessed door that existed previously. The awnings were removed and additional brick was exposed to exhibit the red-orange hue. At that time, the DRB granted a waiver to the sidewalk widening requirement, but mandated that the original Holick's sign remain in place.

There are several additions to the building being proposed with this request; however, the applicant has stated that the existing building will remain unaltered with the exception of a staircase being added to the rear façade which is required for fire safety.

To separate the new addition from the historic structure, the applicant is proposing an exposed metal separation between floors. This design mimics The Corner Bar, which was previously approved by the DRB. The roof-top addition will be wrapped by a black iron railing which is intended to be recessed two feet from the building edge. The applicant is proposing to install glass panels in this railing along the front façade (facing College Main). There will be two bathroom facilities and an enclosed bar that will be finished with stucco and brick, which will abut the existing painted brick on some portions of the building. The roof-top facility is proposed to include a sitting area for its patrons. To provide additional access to the third floor and comply with fire safety standards, a staircase is being proposed for the rear of the building. The exposed metal separation between floors and the staircase will both be painted black to match the roof-top railing.

Recommendations: Staff recommends denial of the request on the basis that the new addition does not utilize colors and materials that can be found on the existing building and therefore is not consistent with the historic property's character.

Issues/Items for Review:

1. Architectural character - The UDO provides the Design Review Board with the guidance that DRB review and waiver approval shall be limited to the following term:
 - a. Relief from the building design standards for historic properties if the proposed building improvements or additions generally conform to 5.3.B.3 "Standards" and they preserve the historical appearance and architectural character of the building.

Supporting Materials:

1. Application
2. Color copy of elevations (in packet)
3. Photos (in packet)
4. Historic Survey Data (in packet)



CITY OF COLLEGE STATION
Planning & Development Services

FOR OFFICE USE ONLY

CASE NO.: 09-500087

DATE SUBMITTED: 4-22-09

9:55
KJ

DESIGN REVIEW BOARD APPEALS & WAIVERS APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ \$150 Application Fee
- ☒ Application completed in full.
- ☒ Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

Date of Preapplication Conference: 02-10-2009

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name ANDREW HAWKINS AIA
Street Address 7607 EASTMARK DR. Suite 200 City COLLEGE STATION
State TX Zip Code 77840 E-Mail Address A.HAWKINS@HAWKINS-ARCH.COM
Phone Number 979.693.3779 Fax Number 979.693.8570

PROPERTY OWNER'S INFORMATION:

Name MARK SWEIDAN
Street Address 4317 SPRING GARDEN DR City COLLEGE STATION
State TX Zip Code 77845 E-Mail Address MARK.S@HAWKINS-ARCH.COM
Phone Number 979.574.8820 Fax Number _____

LOCATION OF PROPERTY:

Address 106 COLLEGE MAN
Lot 5 Block 2 Subdivision BOYD
Description if there is no Lot, Block and Subdivision _____

CURRENT ZONING OF SUBJECT PROPERTY: NG-1

APPEAL/WAIVER REQUESTED: (Circle One)

- | | | |
|--------------------------------------|-------------------------------|---------------------------|
| NRA Requirements | <u>Northgate Requirements</u> | Buffer Requirements |
| Driveways | WPC Parking | Site Plan Review Criteria |
| Krenak Tap Corridor Overlay District | | |
| Other: _____ | | |

Explanation of appeal/waiver request: REQUEST THE ALLOWANCES OF THE
ADDITION TO THE EXISTING "HISTORIC" STRUCTURE.

Applicable Ordinance Section: ARTICLE 5.6 3.B. HISTORIC PARKING STRUCTURES

GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

TO ALLOW THE ADDITIONAL ADDEDITION OF THE HISTORIC BUILDING.
ALL EFFORTS WILL BE MADE TO PRESERVE EXISTING BUILDING
CHARACTER & SEPARATE NEW PORTIONS FROM EXISTING.

The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

NONE. THE WAIVER IS TO ALLOW HISTORICAL BUILDINGS.

The following alternatives to the requested variance are possible:

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.



Signature and Title

04.22.09

Date